

1-17

**COUNTY OF SAN LUIS OBISPO**

FOR OFFICIAL USE ONLY (SF)

**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION****ENVIRONMENTAL DETERMINATION NO. ED05-177****DATE: February 14, 2008****PROJECT/ENTITLEMENT:** Romero Conditional Use Permit DRC2004-00208**APPLICANT NAME:** Terry Romero**ADDRESS:** P.O. Box 5424, San Luis Obispo, CA 93406**CONTACT PERSON:** Terry Orton, Westland Engineering**Telephone:** 805-541-2394

**PROPOSED USES/INTENT:** Proposal by Terry Romero for a Conditional Use Permit to allow construction of an approximate 116,000 square foot mini storage facility. The facility would include a 1,350 square foot office building. The project will result in the disturbance of the entire 5.68 acre parcel. The proposed project is within the Industrial land use category.

**LOCATION:** The project is located on the east side of Broad Street (4850 Broad Street), approximately .5 mile south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 310  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** Caltrans, Regional Water Quality Control Board

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT** ..... 5 p.m. on February 28, 2008

**20-DAY PUBLIC REVIEW PERIOD** begins at the time of public notification

**Notice of Determination****State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ *Lead Agency*  
☐ *Responsible Agency* approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

**Signature****Project Manager Name****Date****Public Agency**

1-18



**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

**Project Title & No.** Romero Conditional Use Permit     DRC 2004-000208/ED 05-177

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input checked="" type="checkbox"/> Hazards/Hazardous Materials	<input checked="" type="checkbox"/> Transportation/Circulation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Stephanie Fuhs  
Prepared by (Print)

*Stephanie Fuhs*  
Signature

*2/5/08*  
Date

*Jeff Oliveira*  
Reviewed by (Print)

*[Signature]*  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

*2/5/08*  
Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** Request by Terry Romero for a Conditional Use Permit to allow construction of an approximate 116,000 square foot mini storage facility. The facility would include a 1,350 square foot office. The project will result in the disturbance of the entire 5.68 acre parcel. The proposed project is within the Industrial land use category. The project is located on the east side of Broad Street (4850 Broad Street), approximately 0.5 mile south of the City of San Luis Obispo. The site is in the San Luis Obispo planning area.

**ASSESSOR PARCEL NUMBER(S):** 076-511-015

**SUPERVISORIAL DISTRICT #** 3

**B. EXISTING SETTING**

**PLANNING AREA:** San Luis Obispo, San Luis Obispo fringe

**LAND USE CATEGORY:** Industrial

**COMBINING DESIGNATION(S):** Airport Review

**EXISTING USES:** Undeveloped

**TOPOGRAPHY:** Gently sloping to moderately sloping

**VEGETATION:** Grasses, scattered trees

**PARCEL SIZE:** 5.68 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Commercial Service; Tract 2368 (commercial business park) under construction	<i>East:</i> Commercial Service; Contractors yard
<i>South:</i> Public Facilities; SLO Regional Airport	<i>West:</i> Public Facilities; SLO Regional Airport

**C. ENVIRONMENTAL ANALYSIS**

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY CHECKLIST**

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	Create an aesthetically incompatible site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Introduce a use within a scenic view open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Change the visual character of an area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	Create glare or night lighting, which may affect surrounding areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Impact unique geological or physical features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located along a portion of Broad Street/Highway 227 that has been designated as a scenic corridor and requires mitigation to protect and preserve viewsheds along this portion of the road. The primary area of concern is the view from Broad Street looking east while traveling south, as the project site would be characterized as a transition area from the urban development of the City of San Luis Obispo to the rural area of Edna Valley. The recently approved TR2368 adjacent to the subject property included several "no build" corridors to retain some of the distant views. The importance of protecting distant views from Broad Street as one travels north are not high due to the amount of existing commercial, industrial and residential development of the urban environment. When the property was re-zoned from Agriculture to Industrial in 2002, new planning area standards were adopted to address visual resources for future development. These standards include: height limits consistent with the Airport Land Use Plan (see Hazards section below), colors, design and materials consistent with the nearby agricultural buildings, dense screening landscaping, and a lighting plan that provides adequate lighting for public safety needs, but also must protect the rural character of the area.

**Impact.** Due to the topography of the site, going from nearly level at the road to moderately sloping upwards to the east, construction of the mini storage facility will be highly visible when viewed from Broad Street traveling south, and will intercept the distant views of the foothills. Given this topography, and that the existing knoll already intercepts portions of the distant foothills, buildings of any heights will further block these views. Therefore, focus was applied to building design to blend with the rural and agricultural elements, as well as establish substantial screening to soften and screen these structures. Darker colors (grays and olive greens) were also selected to further reduce visibility. "Through-the-site" cross-sections were also performed to ensure the proposed partial

perimeter façade will adequately hide the interior buildings from the Highway 227 vantage.

**Mitigation/Conclusion.** Implementation of the proposed building façade, colorboard and landscape plan will reduce significant visual impacts of the project. Lighting shall be directed "down and into the site" to reduce nighttime glare.

## 2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Convert prime agricultural land to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Impair agricultural use of other property or result in conversion to other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types include: Tierra sandy loam, (2 - 9 % slope); Cropley clay, (2 - 9 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "III", and the "irrigated" soil class is "II to III".

**Impact.** The project site is zoned industrial with no agricultural operations directly adjacent to the property. A commercial vineyard is located approximately 0.25 mile to the south. A referral was sent to the Agricultural Commissioner's Office, who did not recommend any mitigation measures.

**Mitigation/Conclusion.** No additional mitigation measures are necessary. The air quality and SWPPP mitigation measures that will be required for dust control (keeping the site watered) during construction will also reduce impacts to these nearby vineyards.

## 3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. AIR QUALITY - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The Air Pollution Control District (APCD) has developed the 2003 CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Developmental Burning.** On February 5, 2000, the APCD prohibited developmental burning of vegetative material within San Luis Obispo County; however, in certain situations where no technically feasible alternative is available, limited burning under restrictions may be allowed. Unregulated burning would result in a potentially significant air quality impact.

**Fugitive Dust (PM<sub>10</sub>).** Implementation of the proposed project would result in the generation of dust, potentially affecting local residents and businesses in close proximity to the project site. Dust complaints could result in violation of the APCD's nuisance rules, a potentially significant air quality impact.

**Impact.** As proposed, the project will result in the disturbance of the entire 5.68 acre parcel. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant long-term air quality impacts are expected to occur. Short-term, construction-related air quality impacts may occur, and can be adequately mitigated with standard mitigation measures.

**Mitigation/Conclusion.** The following mitigation measures will reduce impacts to less than significant levels:

**Developmental Burning.** To minimize the effects of vegetative burning on regional air quality, the applicant is required by regulation to avoid burning, or if no alternative is available, obtain a burn permit from the APCD and County Fire/California Department of Forestry, and comply with all conditions required by these agencies.

**Fugitive Dust (PM<sub>10</sub>).** To minimize nuisance dust impacts, the applicant is required to implement APCD fugitive dust mitigation measures including reducing the amount of disturbed area where possible, the use of water trucks or sprinkler systems to water down airborne dust, daily spraying of dirt stock-pile areas, paving of applicable surfaces as soon as possible after grading, laying of building pads as soon as possible. Since the area of disturbance for tract improvements, will exceed one acre, the project will need to prepare and follow a Storm Water Pollution Prevention Plan (SWPPP) that will include measures to keep fugitive dust down.

1-23

4. <b>BIOLOGICAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: None

Wildlife: Southwestern pond turtle (*Emys (=Clemmys) marmorata pallida*) has been found approximately 0.3 miles to the north of the property.

**Impact.** The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The several existing trees to be removed are not native. The landscape plan proposes the planting of numerous trees along three sides of property's perimeter.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. <b>CULTURAL RESOURCES -</b> <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

1-24

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** GEOLOGY - The topography of the project is gently sloping to moderately sloping to the



east. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low to high. The liquefaction potential during a ground-shaking event is considered low to moderate. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (an unnamed stream) from the proposed development is approximately 0.1 miles to the south. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. The proposed site plan shows basins along the front of the property facing Highway 227. These basins have been sized to hold runoff associated with this project.

**SEDIMENTATION AND EROSION** – The soil types include: Tierra sandy loam, (2 - 9 % slope); Cropley clay, (2 - 9 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low to high shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

**Impact.** As proposed, the project will result in the disturbance of the entire 5.68-acre parcel. Because the soils are considered poorly drained, drainage calculations and a drainage plan will be needed prior to issuance of construction permits to ensure that the basins are sized properly to hold runoff from this project. A SWPPP will be needed along with erosion and sedimentation control measures to keep impacts from the project from migrating off-site and onto Highway 227.

**Mitigation/Conclusion.** Implementation of the SWPPP with associated erosion and sedimentation control measures, along with drainage calculations and drainage plan will reduce impacts to a level of insignificance.

7. HAZARDS & HAZARDOUS MATERIALS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-26

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is within the Airport Review area. The Airport Land Use Commission (ALUC) reviewed the proposal and recommended height restrictions on future development (see attached staff report for specific height standards).

**Impact.** As proposed, the project complies with the recommended height limitations outlined by the ALUC to minimize conflicts with incoming and outgoing aircraft. An aviation easement will be required prior to issuance of construction permits. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan. The location of the proposed drainage basins and having ponding water could provide habitat for migratory birds and waterfowl which could interfere with aircraft take-offs and landings.

**Mitigation/Conclusion.** The project is located in the Airport Review Area. The Airport Land Use Commission reviewed the site when the site was re-zoned from Agriculture to Industrial and recommended conditions of approval to be carried over from the General Plan Amendment to the current proposal (see attached referral response). The recommendations include: a height limitation for buildings and landscaping of 35 feet for areas of the site above the existing 210 foot contour, 22 feet below the existing 210 foot contour, and a 16 foot maximum height for a small area at the southeastern corner of the site located in the 50-foot front setback for the site. In addition, non-reflective materials are required for all buildings and signs, recordation of an aviation easement and light emissions must not interfere with airport operations. Compliance with these standards will mitigate impacts to the airport associated with this project. No conflict with any existing evacuation plan is anticipated. In order to reduce the potential impact on airport operations, detention basins shall be constructed in a manner (e.g., steep-sided banks) to discourage migratory and other water fowl, which occasionally can cause problems for aircraft take-offs and landings.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1-27

8. <b>NOISE - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The site is adjacent to Broad Street (Highway 227). The site is nearly level between the highway and the sensitive noise receptor which is the proposed office building for the mini storage facility. The remainder of the facility would not be considered a sensitive noise receptor and no mitigation is necessary for the rest of the facility. In reviewing the County's Noise Element, the noise contour maps indicated that the western half of the site could be in the range of 60 to 65 dbA. The county's Noise Element identifies residences, offices, schools as sensitive noise receptors. The project is within the Airport Review designation.

**Impact.** The mini storage facility itself is not a sensitive noise receptor, however, the office for the facility requires some level of mitigation to ensure that employees will not be exposed to unacceptable levels from nearby road-related noise (a recognized noise source to the west) or the San Luis Regional Airport to the west, which are both identified as potentially significant noise sources for sensitive uses. An acceptable interior noise level of 45 dBA needs to be attained. For the office, no exterior activity areas are required or proposed, and therefore exterior noise standards of the Noise Element will not apply.

**Mitigation/Conclusion.** For the proposed office building, interior mitigation shall include air conditioning or a mechanical ventilation system to avoid opening windows facing Broad Street/Highway 227, windows and sliding glass doors mounted in low air infiltration rate frames, solid core exterior doors with perimeter weather stripping and threshold shields, and additional roof insulation. These measures shall reduce impacts to a level of insignificance.

9. <b>POPULATION/HOUSING - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1-28

<b>9. POPULATION/HOUSING -</b> <i>Will the project:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

The County has recently adopted a revised Housing Element. One of the new Housing Element Programs (Program HE 1.9) indicates that the County will prepare an Housing Linkage Ordinance. Upon adoption of the ordinance, future commercial development may be required to pay a fee to support development of new affordable housing.

**Impact.** The project will not displace existing housing. The small number of new permanent employees is not considered a significant increase, and will not result in a need for a significant new housing.

**Mitigation/Conclusion.** No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

<b>10. PUBLIC SERVICES/UTILITIES -</b> <i>Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:</i>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other public facilities?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CAL FIRE as the primary emergency responders. The closest CAL FIRE fire station (San Luis Obispo Station 12) is approximately 6 miles to the north. The closest Sheriff substation is in San Luis Obispo (Kansas Ave.), which is approximately 10 miles from the proposed project. The project is located in the San Luis Coastal Unified School District.

1-29

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place. Regarding impacts to public roads, please go to the Transportation/Circulation section.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

11. RECREATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County Trails Plan shows that a potential trail goes along the frontage of the proposed project. A referral response from the Parks Division required construction of a trail to the County's A-1(x) standard.

**Impact.** The proposed project will not create a significant need for additional park or recreational resources.

**Mitigation/Conclusion.** Construction of the A-1(x) trail along the Broad Street (Highway 227) frontage will mitigate any impacts of the project with regard to recreational resources.

12. TRANSPORTATION/ CIRCULATION - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase vehicle trips to local or areawide circulation system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Reduce existing "Levels of Service" on public roadway(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Provide for adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Future development will access onto Broad Street (Highway 227), an arterial road. Referrals were sent to Public Works and Caltrans. The roadway is the subject of numerous traffic studies and is operating at a level of service (LOS) C during peak traffic hours. The project is within the County's San Luis Obispo Fringe Fee area, which collects fair share fees for regional road improvements (i.e., realignment of Buckley Road, etc.). The project is within Zone 4 of the Airport Land Use Plan, which allows for the establishment of mini-storage.

**Impact.** The proposed project is estimated to generate about 290 trips per day, based on the Institute of Traffic Engineer's manual of 2.5 trips per 1,000 square feet. This amount of additional traffic will not result in a significant change to the existing road service levels. However, in order to provide some additional improvements to traffic safety and road service, CalTrans has recommended that a two-way left turn lane be continued along Highway 227 from the southern terminus of the Morabito-Burke project improvements (Tract 2368) to Buckley Road. Additionally, construction of the new driveway and shoulder improvements will be required to meet CalTrans engineering standards. Public Works has recommended a connection from the rear of the property, via an existing easement, to the interior road servicing Tract 2368 in order to provide slow moving vehicles a mechanism to get to a signaled intersection, as well as other vehicles during high volume, peak-hour periods.

**Mitigation/Conclusion.** Construction of the above mentioned improvements and payment of fair share cumulative road impacts will reduce the traffic impacts to a level of insignificance.

<b>13. WASTEWATER - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a)	<i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1-31

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation. These limitations are summarized as follows:

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit that shows the leach area can adequately percolate to achieve this threshold.

San Luis Obispo Planning Area Standards require that new development install properly sized sewer lines for eventual connection to the city's sewer system.

**Impact.** The project proposes to use an on-site system as its means to dispose of wastewater. Based on the proposed project, adequate area appears available for an on-site system. However, due to the slow percolation rate, percolation tests will be required prior to issuance of construction permits to ensure that the 120 minutes per inch can be obtained.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**14. WATER - Will the project:**Potentially  
SignificantImpact can  
& will be  
mitigatedInsignificant  
ImpactNot  
Applicable

f) Other: \_\_\_\_\_

☐☐☐☐

**Setting.** The project proposes to use an on-site well as its water source initially and may connect to the Fiero Water Company in the future. Based on available information (hydrogeology studies for Tract 2368), the on-site water source has limited availability. Those studies identified a sustainable yield of 0.28 acre-feet per year (AFY) per acre. For the 5.68 acre property, this would equal approximately 1.6 AFY.

The topography of the project is gently sloping to moderately sloping to the east. The closest creek (an unnamed stream) from the proposed development is approximately 0.1 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Projects involving more than one acre of disturbance are subject to preparing a Storm Water Pollution Prevention Plan (SWPPP) to minimize on-site sedimentation and erosion. When work is done in the rainy season, the County Ordinance requires that temporary sedimentation and erosion control measures be installed during the rainy season.

**Impact.** On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.135 acre feet/year (AFY):

$$\text{General office} = 0.100/1,000 \text{ sq.ft. of office (x 1,350 sq.ft.)} = 0.135 \text{ AFY}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) [SBWaterUsage.pdf](#)

Landscaping will be on a drip system, using plants with low water requirements and are drought-tolerant. It is expected that interior and exterior water use will total less than 1.6 AFY.

Regarding potential surface water quality impacts, the project will result in the disturbance of the entire 5.68-acre parcel and will be subject to a SWPPP with sedimentation and erosion control measures.

**Mitigation/Conclusion.** Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality. Implementation of the SWPPP will further protect off-site properties from any impacts associated with erosion and sedimentation issues. The use of drought tolerant plants and drip irrigation will reduce landscape water consumption.

**15. LAND USE - Will the project:**

Inconsistent

Potentially  
Inconsistent

Consistent

Not  
Applicable

a) *Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?*

☐☐☒☐



1-33

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
b) Be potentially inconsistent with any habitat or community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be potentially incompatible with surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CalFire for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

1-34

- c) *Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env\_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b>Contacted</b>	<b>Agency</b>	<b>Response</b>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input checked="" type="checkbox"/>	Airport Land Use Commission	Attached
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input checked="" type="checkbox"/>	Regional Water Quality Control Board	None
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input checked="" type="checkbox"/>	CA Department of Transportation	Attached
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of San Luis Obispo</u>	Attached
<input type="checkbox"/>	Other _____	Not Applicable

**\*\* "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input checked="" type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

## 1-36

**Exhibit B - Mitigation Summary Table****Aesthetics**

1. **At the time of application for construction permits**, in addition to landscape plan requirements of Section 22.108.050 of the Land Use Ordinance, the following landscape measures shall be included: at least 75% of all vegetation shall be fast-growing, evergreen, low-water using and drought tolerant; at least 50% of publicly visible buildings shall be screened within five years of planting; mature tree heights shall be in scale of the proposed building heights.
2. **Prior to final inspection of construction permits**, the applicant shall implement the approved building colorboard.
3. **At the time of application for construction permits**, the applicant shall submit a lighting plan consistent with Section 22.108.050 of the Land Use Ordinance, where all lighting is directed down and into the project with no bulb or reflective surface visible from public vantages. Also, to minimize increases to existing ambient lighting in the surrounding rural area, the lowest watt/output level shall be used that will still provide for adequate nighttime safety levels.

**Air Quality**

4. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
  - a. Reduce the amount of disturbed area where possible,
  - b. Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
  - c. Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - d. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
  - e. Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - f. All dirt stock-pile areas should be sprayed daily as needed.
5. No developmental burning is allowed unless an application has been filed, and a burn permit issued, by the Air Pollution Control District. The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

**Geology and Soils**

6. **Prior to issuance of construction permits**, the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nurseryperson, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:
- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
  - b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
  - c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
  - d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
  - e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
  - f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
  - g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.

Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

7. **Prior to issuance of construction permits**, the applicant shall provide complete drainage calculations to the Public Works Department for review and approval, in accordance with county Public Improvement Standards. Based on these calculations, a drainage plan shall be prepared showing basins designed to retain flows associated with this project.

# 1-38

## Hazards and Hazardous Materials

8. **Prior to issuance of construction permits**, the applicant shall provide drainage basin plans that are designed and will be constructed in a manner that discourages migratory birds and waterfowl from using these areas.

## Recreation

9. **Prior to issuance of construction permits**, the applicant shall show on the construction plans, an A-1(x) trail along the Broad Street frontage to the County's standard.
10. **Prior to final inspection of construction permits**, the applicant shall construct the trail to the County's A-1(x) standard.

## Transportation

11. **Prior to issuance of construction permits**, the applicant shall show plans for a two-way left turn lane along Highway 227 from the southern terminus of the Morabito Burke project improvements (Tract 2368) to Buckley Road.
12. **Prior to final inspection of construction permits**, the applicant shall construct the two-way left turn lane along Highway 227 from the southern terminus of the Morabito Burke project improvements (Tract 2368) to Buckley Road.
13. **Prior to issuance of construction permits**, the applicant shall pay all applicable traffic impacts fees for both the County and City of San Luis Obispo.

## Wastewater

14. **Prior to issuance of construction permits**, the applicant shall provide results of percolation tests showing that the 120 minutes per inch can be obtained, as well as show an on-site system that will meet the Central Coast Basin Plan requirements.
15. **Prior to issuance of construction permits**, the applicant shall show plans for the installation of dry lines for eventual city services.
16. **Prior to final inspection of construction permits**, the applicant shall install the dry lines for future connection to city services.

## Water

17. **At the time of application for construction permits**, the applicant shall provide a landscaping plan that shows no turf allowed, and all landscaping to be low water users and drought tolerant.
18. **During construction and for the life of the project**, cleaning of impervious surfaces shall be by sweeping these areas or using reclaimed water only.

Environmental Determination ED05-177

Date: January 2, 2008

**DEVELOPER'S STATEMENT FOR THE  
ROMERO CONDITIONAL USE PERMIT; DRC2004-00208**

The applicant agrees to incorporate the following measures into the project. These measures become a part to the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

**AESTHETICS**

1. **At the time of application for construction permits**, in addition to landscape plan requirements of Section 22.108.050 of the Land Use Ordinance, the following landscape measures shall be included: at least 75% of all vegetation shall be fast-growing, evergreen, low-water using and drought tolerant; at least 50% of publicly visible buildings shall be screened within five years of planting; mature tree heights shall be in scale of the proposed building heights.

**Monitoring:** The Planning and Building Department shall verify compliance.

2. **Prior to final inspection of construction permits**, the applicant shall implement the approved colorboard.

**Monitoring:** The Planning and Building Department shall verify compliance.

3. **At the time of application for construction permits**, the applicant shall submit a lighting plan consistent with Section 22.108.050 of the Land Use Ordinance, where all lighting is directed down and into the project with no bulb or reflective surface visible from public vantages. Also, to minimize increases to existing ambient lighting in the surrounding rural area, the lowest watt/output level shall be used that will still provide for adequate nighttime safety levels.

**Monitoring:** The Planning and Building Department shall verify compliance.

Environmental Determination ED05-177

Date: January 2, 2008

**AIR QUALITY**

4. **During construction/ground disturbing activities**, the applicant shall implement the following particulate (dust) control measures. These measures shall be shown on the grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to commencement of construction.
- Reduce the amount of disturbed area where possible,
  - Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Reclaimed (nonpotable) water should be used whenever possible.
  - Vehicle speed for all construction vehicles shall not exceed 15 mph on any unpaved surface at the construction site.
  - All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (minimum vertical distance between top load and top of trailer) in accordance with CVC Section 23114.
  - Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible.
  - All dirt stock-pile areas should be sprayed daily as needed.

**Monitoring:** The Planning and Building Department in consultation with the Air Pollution Control District (APCD) shall verify compliance.

5. No developmental burning is allowed unless an application is filed and a burn permit is issued by the Air Pollution Control District. The application shall include the justification for burning greenwaste material on the project site as well as two written estimates for chipping, grinding, or hauling the greenwaste.

**Monitoring:** The Planning and Building Department in consultation with the APCD shall verify compliance.

**GEOLOGY AND SOILS**

6. **Prior to issuance of construction permits**, the applicant shall prepare a Storm Water Pollution Prevention Plan, per Regional Water Quality Control Board requirements, and an Erosion and Sedimentation Control Plan shall be prepared by a certified sediment and erosion control specialist, registered civil engineer, registered architect or landscape architect, certified California nursery person, or licensed landscape contractor. The plan shall consist of graphic and narrative information of sufficient clarity to indicate the nature, extent, location and placement recommendations of the erosion and sedimentation



*Environmental Determination ED05-177**Date: January 2, 2008*

control measures proposed. The location of all practices, methods and devices shall be shown on the grading plan, or on a separate plan attached to the grading plan. The plan shall contain, but need not be limited to, all of the following information:

- a. Grading limits shall be graphically defined on the plan and staked out before site disturbance begins.
- b. Estimates of sediment yields before, during, and after construction of the project for a three-year period or until revegetation is established.
- c. Proposed methods and a description of the practices to be used to protect exposed erodible areas during and after construction, including temporary and permanent mulching, seeding, or other recognized surface stabilization measures.
- d. Proposed temporary and final methods and a description of the practices to be used for cut or fill slopes to prevent erosive surface runoff, including earth or paved interceptors and diversions, energy absorbing structures, or devices and techniques to reduce the velocity of runoff water.
- e. Proposed methods and description of the temporary and final practices to retain sediment on the site, including: sediment basins and traps, vegetative filter strips, or other recognized measures; a schedule for their maintenance and upkeep; provisions for responsibility of maintenance; and design criteria for the trapping efficiency and storage capacities of sediment basins for flows from a ten-year storm.
- f. Proposed methods, application technique, seed and fertilizer rate, sequence, and description of final erosion control practices for revegetation of all surfaces disturbed by vegetation removal, grading, haul roads, or other improved surfaces authorized by approved plans. A schedule for maintenance and upkeep of revegetated areas shall be included.
- g. The type, location, and extent of pre-existing and undisturbed vegetation on the site.

Descriptions of proposed methods to limit access routes and stabilize all access points, and to delineate clearing limits, easements, setbacks, sensitive areas, buffer areas and drainage courses.

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

7. Prior to issuance of construction permits, the applicant shall provide complete drainage calculations to the Public Works Department for review and approval, in accordance with county Public Improvement Standards. Based on these calculations, a drainage plan shall be prepared showing basins designed to retain flows associated with this project.

Environmental Determination ED05-177

Date: January 2, 2008

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

### **HAZARDS AND HAZARDOUS MATERIALS**

8. **Prior to issuance of construction permits**, the applicant shall provide drainage basin plans that are designed and will be constructed in a manner that discourages migratory birds and waterfowl from using these areas.

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

### **RECREATION**

9. **Prior to issuance of construction permits**, the applicant shall show on the construction plans, an A-1(x) trail along the Broad Street frontage to the County's standard.

**Monitoring:** The County Parks Department and the Planning and Building Department shall verify compliance.

10. **Prior to final inspection of construction permits**, the applicant shall construct the trail to the County's A-1(x) standard.

**Monitoring:** The County Parks Department and the Planning and Building Department shall verify compliance.

### **TRANSPORTATION**

11. **Prior to issuance of construction permits**, the applicant shall show plans for a two-way left turn lane along Highway 227 from the southern terminus of the Morabito Burke project improvements (Tract 2368) to Buckley Road.

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

12. **Prior to final inspection of construction permits**, the applicant shall construct the two-way left turn lane along Highway 227 from the southern terminus of the Morabito Burke project improvements (Tract 2368) to Buckley Road.

Environmental Determination ED05-177

Date: January 2, 2008

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

13. **Prior to issuance of construction permits**, the applicant shall pay all applicable traffic impacts fees for both the County and City of San Luis Obispo.

**Monitoring:** The Planning and Building Department, in consultation with the Public Works Department, shall verify compliance.

### **WASTEWATER**

14. **Prior to issuance of construction permits**, the applicant shall provide results of percolation tests showing that the 120 minutes per inch can be obtained, as well as show an on-site system that will meet the Central Coast Basin Plan requirements.

**Monitoring:** The Planning and Building Department, in consultation with the Environmental Health Department, shall verify compliance.

15. **Prior to issuance of construction permits**, the applicant shall show plans for the installation of dry lines for eventual city services.

**Monitoring:** The Planning and Building Department shall verify compliance.

16. **Prior to final inspection of construction permits**, the applicant shall install the dry lines for future connection to city services.

**Monitoring:** The Planning and Building Department shall verify compliance.

### **WATER**

17. **At the time of application for construction permits**, the applicant shall provide a landscaping plan that shows no turf allowed, and all landscaping to be low water users and drought tolerant.

**Monitoring:** The Planning and Building Department shall verify compliance.

18. **During construction and for the life of the project**, cleaning of impervious surfaces shall be by sweeping these areas or using reclaimed water only.

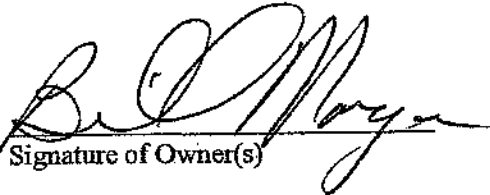
1-44

Environmental Determination ED05-177

Date: January 2, 2008

**Monitoring:** The Planning and Building Department shall verify conservation measures on construction plans, and implementation in the field.

*The applicant understands that any changes made to the project subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.*

  
Signature of Owner(s)

1-10-08  
Date

Bill Morgan  
Name (Print)

1-45

DROON



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT <sup>RE</sup> REFERRAL

DATE:

2/5/07

From TO:

PW

To

FROM: ☒ - South County Team☐ - North County Team☐ - Coastal Team

Stephanie Fuhs

PROJECT DESCRIPTION: File Number: DRC 2004-0208 Applicant: LOMELO-WOW Morgan  
81,000 sq ft Mini Storage facility on Highway 227 - APN 076-511-015  
original referral response attached - please re-review & comment

Return this letter with your comments attached no later than: 2/10/07

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES  
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES  
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL. Recommend Approval,  
Curb, Gutter & Sidewalk required. CALTRANS encroachment permit  
required. Storm water runoff shall be held on site, conveyed to a designated water  
course or both. Project is subject to SLO Fringe Area Road Improvement fees.

Date

2/7/07

Name

DROON

Phone

x 5265

Provide additional access to the site within dedicated right of way from  
Morabito Place as shown on Tract 2368

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

1-46



James Kilmer  
 <james\_kilmer@dot.ca.gov>  
 11/01/2005 09:26 AM

To sfuhs@co.slo.ca.us  
 cc Roger D Barnes <roger\_d\_barnes@dot.ca.gov>, Paul  
 McClintic <paul\_mcclintic@dot.ca.gov>, Steve Senet  
 <steve\_senet@dot.ca.gov>

bcc

Subject Re: Romero mini storage project

History

This message has been replied to.

Hi Stephanie;

We met with a gentleman quite a while ago regarding a proposal for a mini storage facility adjacent to the Moribito/Burke project. I assume this is that project. At the time of the meeting we informed the applicant that we would like to have him (as traffic mitigation) continue the SR 227 Two-Way-Left-Turn-Lane (TWLTL) required of the Moribito/Burke project (MBP) as project-specific mitigation, south from the southern termini of the MBP TWLTL to Buckley Road. We also informed him that we would also expect that he meet all the engineering design standards such 8' shoulders and full standard public road access design requirements for his driveway onto SR 227. Why is he seeking an access easement through MBP when he could have access off of 227? The mitigation mentioned above would satisfy our needs for both project-specific and cumulative mitigation from the Caltrans view. Our Traffic Operations Staff and I would accept this as mitigation without the need for the applicant to prepare a traffic study.

Two aerial photos are attached, one shows the approximate length of the requested TWLTL and the other is what we assume is the applicants parcel adjacent to the Moribito/Burke parcel. We suggest that the applicants take a look at the engineering plans submitted by Moribito/Burke as to how we would like the cross section layed out on 227.

(See attached file: romero\_a.pdf)

James Kilmer  
 Associate Transportation Planner  
 District 5  
 Development Review

Phone # (805) 549-3683  
 Fax # (805) 549-3077

sfuhs@co.slo.ca.u

s

james\_kilmer@dot.ca.gov

10/31/2005 01:22

project

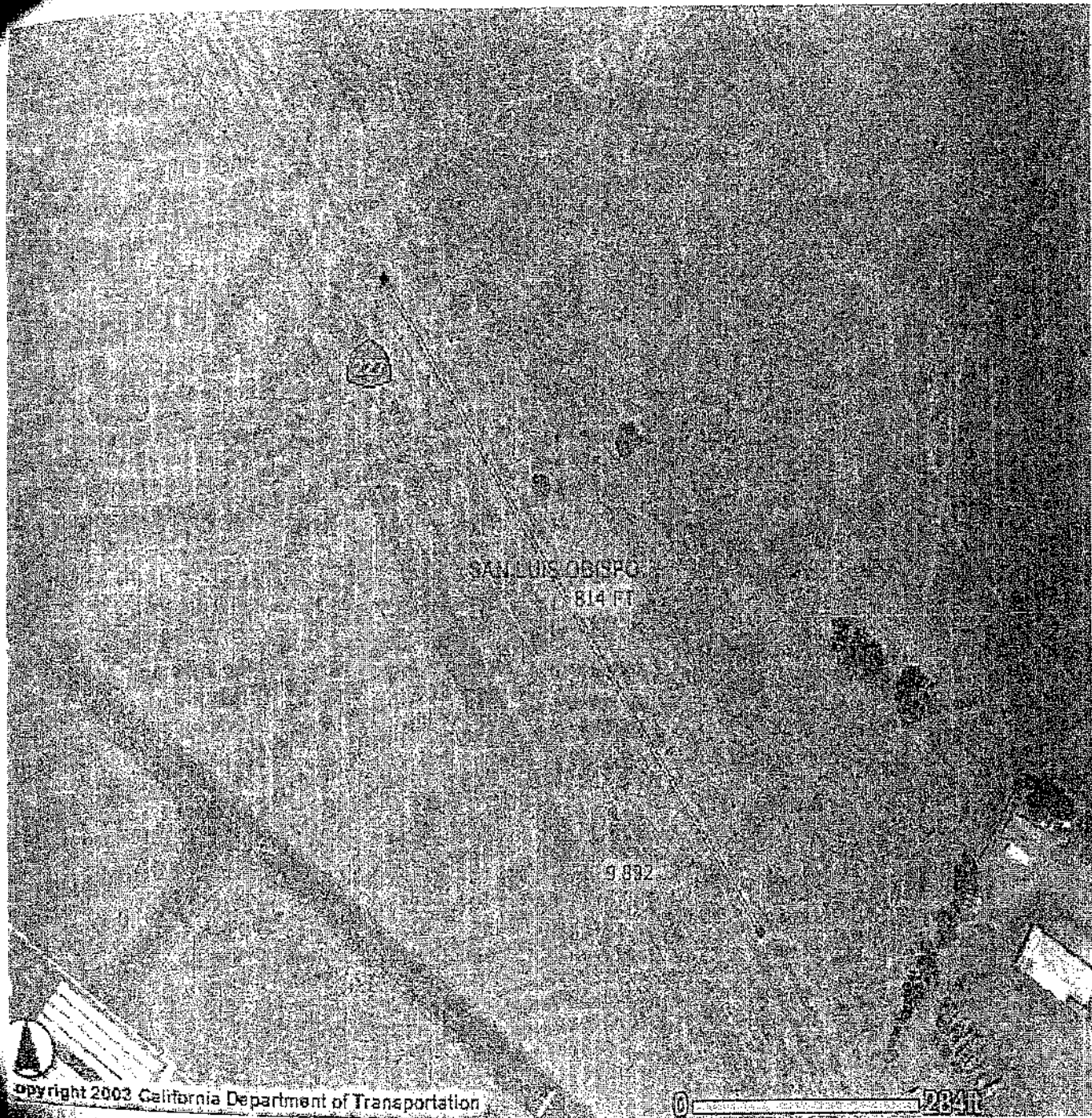
PM

To:

cc:

Subject: Romero mini storage

1-47





1-48



San Joaquin County Department of Transportation



1-49



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

RE-  
THIS IS A NEW PROJECT REFERRAL

DATE: 2/5/07  
TO: CAL FIRE

FROM: ☒ South County Team ☐ North County Team ☐ Coastal Team  
Stephanie Fuhs

PROJECT DESCRIPTION: File Number: DIC-2004-00208 Applicant: Morgan (was Romeros)  
81,000 lb mini storage facility - revised site/grading plan  
APN-076-511-015 - attached is prev. referral response - please  
re-review 1 comment. Thanks.  
Return this letter with your comments attached no later than: 2/20/07

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☒ YES (Please go on to PART II.)  
☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)  
☒ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL

USE SAME FIRE PLAN ISSUED 5/24/05

2-9-07  
Date

CHAD ZRELAK  
Name

543-4244  
Phone

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: [planning@co.slo.ca.us](mailto:planning@co.slo.ca.us)

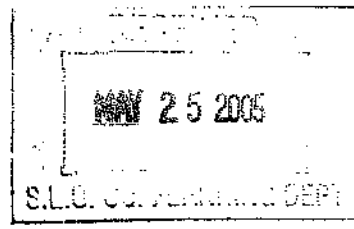
FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

So. County  
Team

1-50

SEF



## CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 24, 2005

South County Team  
County Planning & Building Department  
County Government Center, Room 310  
San Luis Obispo, CA 93408-2040

Project: Romero DRC2004-00208, Mini Storage Facility

Dear South County Team,

We have reviewed the Project Referral for the Romero Mini Storage Project located at 4850 Broad Street near the San Luis Obispo County Airport. This project is located in a moderate fire severity zone and has a response time under 5 minutes from the nearest County Fire Station.

✓ A significant concern we have identified with this project is meeting the fire flow requirements. This project is located next to municipal water (San Luis Obispo City), a community water system (Fiero Water System) and a new community water system being installed at nearby properties (Senn Glick Morabito Burke). We would like a condition that the project join one of these water system rather than create its own onsite system that will not be as reliable.

This project will have to meet all the requirements of the California Fire Code (CFC), Building Code (CBC), Public Resources Code (PRC) and all other applicable fire requirements. The following will identify some of the requirements:

### Building Set Backs

not needed for Industrial land use category  
A minimum 30-foot setback shall be provided from all property lines, PRC 4290, Section 1276.01.

### Access

O.K. All roads width shall be a minimum of 20 feet. All emergency fire lanes shall be a minimum of 20 feet wide. All road and driveways shall be all weather surfaces. Roads exceeding a 12% grade have additional requirements. All buildings must be within 150 feet of fire access roads. CFC 902.

**Addressing**

Address numbers must be legible from the roadway and on all buildings. A monument sign displaying the location of all buildings in the complex must be displayed in a prominent location at the entrance to the facility. CFC 901.4.4.

**Roof Coverings**

All roof coverings shall have a minimum of at least a Class C roof. CBC Section 1503

**Fire Safety during Construction**

Prior to construction, an operational water supply system and established access roads must be installed. CFC Section 902 & 903.

**Fire Protection Systems**

This project will require installing a fire/life safety fire protection system. Automatic fire sprinklers will be required in all new buildings if one of the buildings exceeds 5000 sq.ft. The type of sprinklers required will depend on the occupancy type, probably an ordinary hazard group 2. The automatic fire extinguishing system shall comply with the National Fire Protection Association (NFPA) 13, 231, 20, 22. Three sets of plans and calculations shall be submitted for functional review and approval to the County Fire Department. The contractor shall be licensed by the State of California, CFC 1003.1.1. A licensed alarm company shall monitor the fire sprinkler and alarm system. The fire department connection (FDC) supporting the sprinkler systems shall be within 20 feet of a County standard hydrant and visible on fire engine approach to the building.

**Technical Opinion/Report**

A Fire Protection Engineer shall review the Fire Protection Systems for this project (CFC 103.1.1). A list of Fire Protection Engineers is available on our website at [www.cdfslo.org](http://www.cdfslo.org). The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

**Fire Flow**

A commercial water system is required with fire flows meeting the standards of CFC 903 and Appendix III A with a minimum fire flow of 1500 GPM for the required duration, but no less than 120 minutes. The minimum main size shall not be less than 6 inches. Pressures may not be less than 20 psi or more than 150 psi. The water storage tank shall have automatic fill and have a site gage and venting system. A modification of this may be made that will only require a rural system. This will have to be determined when the plans are developed. The system **must** be designed so that it can be adapted to the San Luis Obispo City water system so that if the area was annexed the system could accommodate the change.

**Water Supply Connection**

Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways. Plans shall be submitted to the County Fire Department for approval of distribution system and hydrant locations. Fire hydrants shall have two, 2 1/2 inch outlets with National Standard Fire threads and one 4 inch suction outlet with

1-52

National Standard Fire threads. Each hydrant shall be identified by a blue reflective dot located on a non-skid surface located just off of center on the fire hydrant side.

**Portable Fire Extinguishers**

Portable fire extinguishers shall be installed in all the occupancies in compliance with the CFC 1002 and Standards 10-1. The contractor shall be licensed by the State Fire Marshal.

**Roof Access**

Presently the County Fire Department can provide a maximum of only 16 feet vertical access. The project shall provide vertical access to the roof from two points for any building exceeding this height. Access can be provided by the use of landscaping or a fixed laddering system. Plans shall be submitted for approval to the County Fire Department.

If I can provide additional information or assistance on this mater please call me at (805)543-4244.

Sincerely,



Robert Lewin, Fire Marshal  
Battalion Chief

Cc: Dan Anderson, Battalion Chief  
Airport Fire Station

1-53

7



(SF)

## SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

MAYOR S. HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

S.L.O. CO. PLAN. BLDG. DIV.

DATE:

4/18/05

TO:

ALUC

FROM:

SOUTH CO. TEAM  
(Please direct response to the above)

ROMERO

DRC 2004-00208  
Project Name and Number

Development Review Section (Phone:

788-2009)

\*OR ASK THE SWITCH-  
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION: Conditional Use Permit: mini storage  
bldg. (80,000 - 86,000 sf) located on 5 acres in SLO off  
Broad St. APN: 076-511-015

Return this letter with your comments attached no later than:

5/2/05

**PART I**

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

\_\_\_\_ YES  
 \_\_\_\_ NO

**PART II**

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

\_\_\_\_ NO (Please go on to Part III)  
 \_\_\_\_ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

**PART III**

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

(GO 100009M)  
 The ALUC has reviewed a GPA for this property. Please carry over these conditions (ALUC's) from the GPA to this CLP.

see attached staff Report &amp; Graphics

ER 5/5/05

Date

Name

Phone

1-54

## Staff Report

### San Luis Obispo County Airport Land Use Commission

---

**DATE:** JUNE 19, 2002

**TO:** AIRPORT LAND USE COMMISSION (ALUC)

**FROM:** BILL ROBESON, DEPARTMENT OF PLANNING AND BUILDING

**REFERRING AGENCY:** COUNTY OF SAN LUIS OBISPO, DEPARTMENT OF PLANNING AND BUILDING

**APPLICANT:** TERRY ROMERO

**SUBJECT:** MANDATORY DETERMINATION OF COMPATIBILITY/  
INCOMPATIBILITY FOR A GENERAL PLAN AMENDMENT (G010009M)  
TO CHANGE THE ZONING DESIGNATION ON A PARCEL FROM  
AGRICULTURE (AG) TO INDUSTRIAL (IND). THE SUBJECT PROPERTY  
IS LOCATED IN THE COUNTY SAN LUIS OBISPO.

#### PROJECT AND SITE DESCRIPTION

**Location:** The project is located at the intersection of highway 227 and Buckley Road, in the County of San Luis Obispo. (APN# 076-511-015)

**Existing Uses:** undeveloped land (currently zoned Agriculture) the parcel is surrounded by property zoned Commercial Service (CS) and Industrial (IND) with the Airport to the West.

**Site Area:** approximately 5.7 acres

#### ALUP CONSISTENCY CONSIDERATIONS

The purpose for this General Plan Amendment (GPA) request is to change the current zoning from Agriculture to Industrial. This will allow for the development of a mini storage complex. The staff report to the Board of Supervisor's that authorizes the processing of this GPA, limits the allowable uses to construction contractors, caretaker's residences, storage yards (sales prohibited) and warehousing. However, the authorization stage of a GPA is still early in the actual GPA process, staff is still gathering information and will incorporate the ALUC action into both the Planning Commission and final Board of Supervisor's staff reports.

The subject property is located in zone 4 of the ALUP where storage/warehousing type use are "Compatible". The main issues regarding this GPA do not deal with the actual zone change but the future uses (caretaker residence) on the property and the height of the future structures and landscaping. Although there is no specific project proposal, the height of the structures will be limited. The Height Limitation Area Map delineates the areas and the specific height limitations for both structures and landscaping (trees). The caretaker residence, which is a noise sensitive land use, would be located on a parcel

see  
Pg. 7.

inside the 60 dB contour (shown on Figure 3). **4.3.3. Policies a. Policy N-1**, states that a GPA will be determined inconsistent with the ALUP if the proposed local action, "Would permit or fail to sufficiently prohibit residential or other noise sensitive development within the projected 60dB CNEL contour." The approval of a caretaker residence would cause the GPA and the subsequent Development Plan to be inconsistent with the ALUP.

## FINDINGS

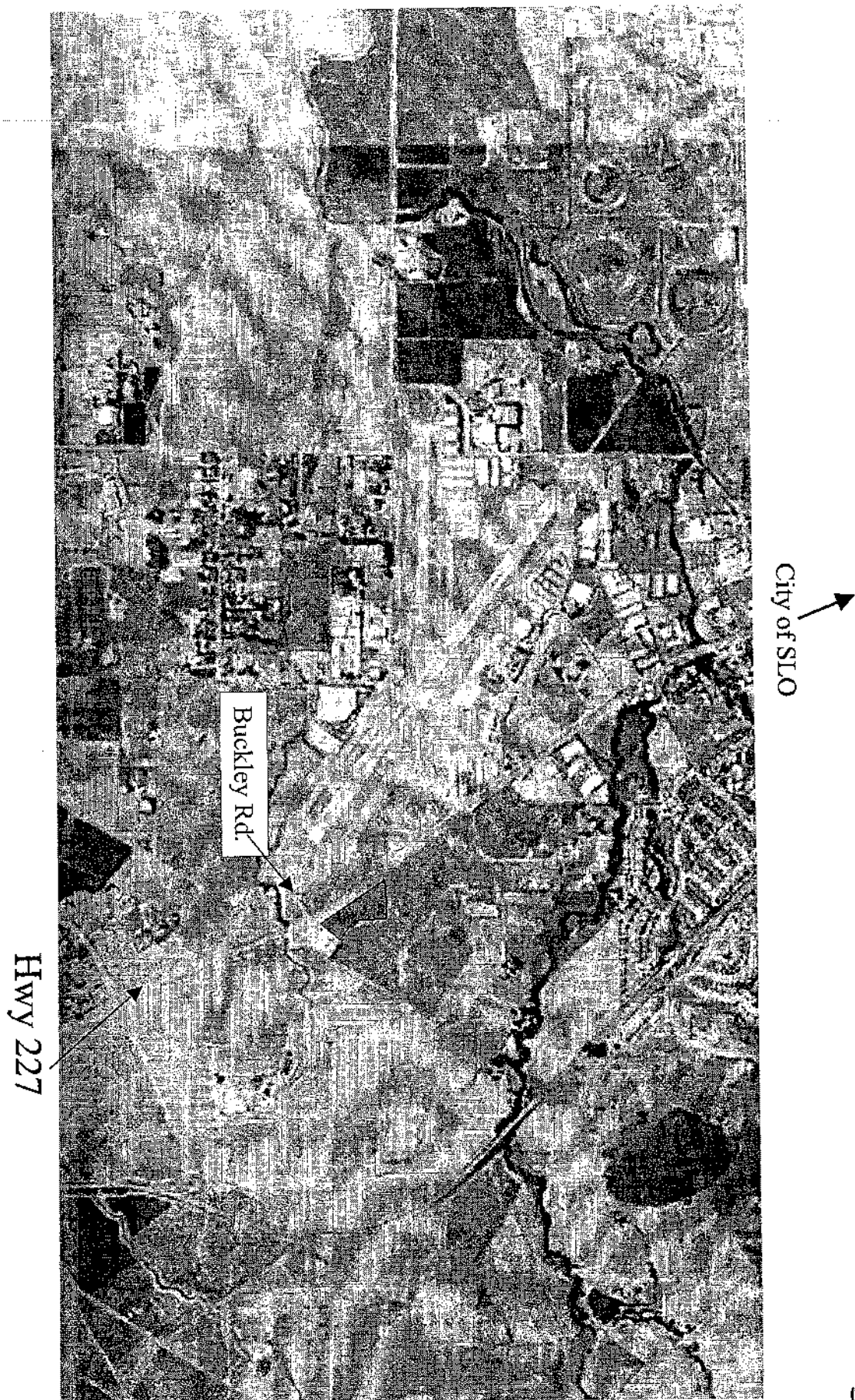
1. The proposed General Plan Amendment will protect the long term economic viability of the San Luis Obispo County Regional Airport by ensuring compatible land uses on the subject property which is in the vicinity of the airport.
2. The proposed General Plan Amendment will protect the public health, safety, and welfare of the area residents by ensuring that proposed development in the airport area will minimize exposure of persons to hazards associated with the operations of the Airport.

## RECOMMENDATION

Staff recommends that the Airport Land Use Commission determine that the proposed General Plan Amendment be consistent with the San Luis Obispo County Airport Land Use Plan because Industrial zoning is "Compatible" with airport operations. The limitation of uses to construction contractors, storage yards (sales prohibited) and warehousing affirms the Industrial zoning to be "Compatible". The following requirements are imposed as conditions of any building or use permit:

1. Nonreflective materials to be used on buildings and signs.
- \*→ 2. The allowed uses that can be established for this property shall be limited to construction contractors, storage yards (sales prohibited) and warehousing. Caretaker residences, or any type of dwelling (except temporary dwellings) are prohibited.
- 3.. Grant an avigation easement for the protection of the San Luis Obispo County Airport, the City of San Luis Obispo, and the County of San Luis Obispo.
4. All structures and landscaping shall be limited to the maximum heights shown on the "Height Limitation Area Map".
5. No Light emissions that would interfere with aircraft operations.
6. Compliance with Federal Aviation Regulation part 77. "Objects Affecting Navigable Airspace: including, if required, submittal of FAA Form 7460-1 "Notice of Proposed Construction Alteration."

1-56





1-57

Proposed GPA  
to allow for a mini-  
storage complex

SLO City

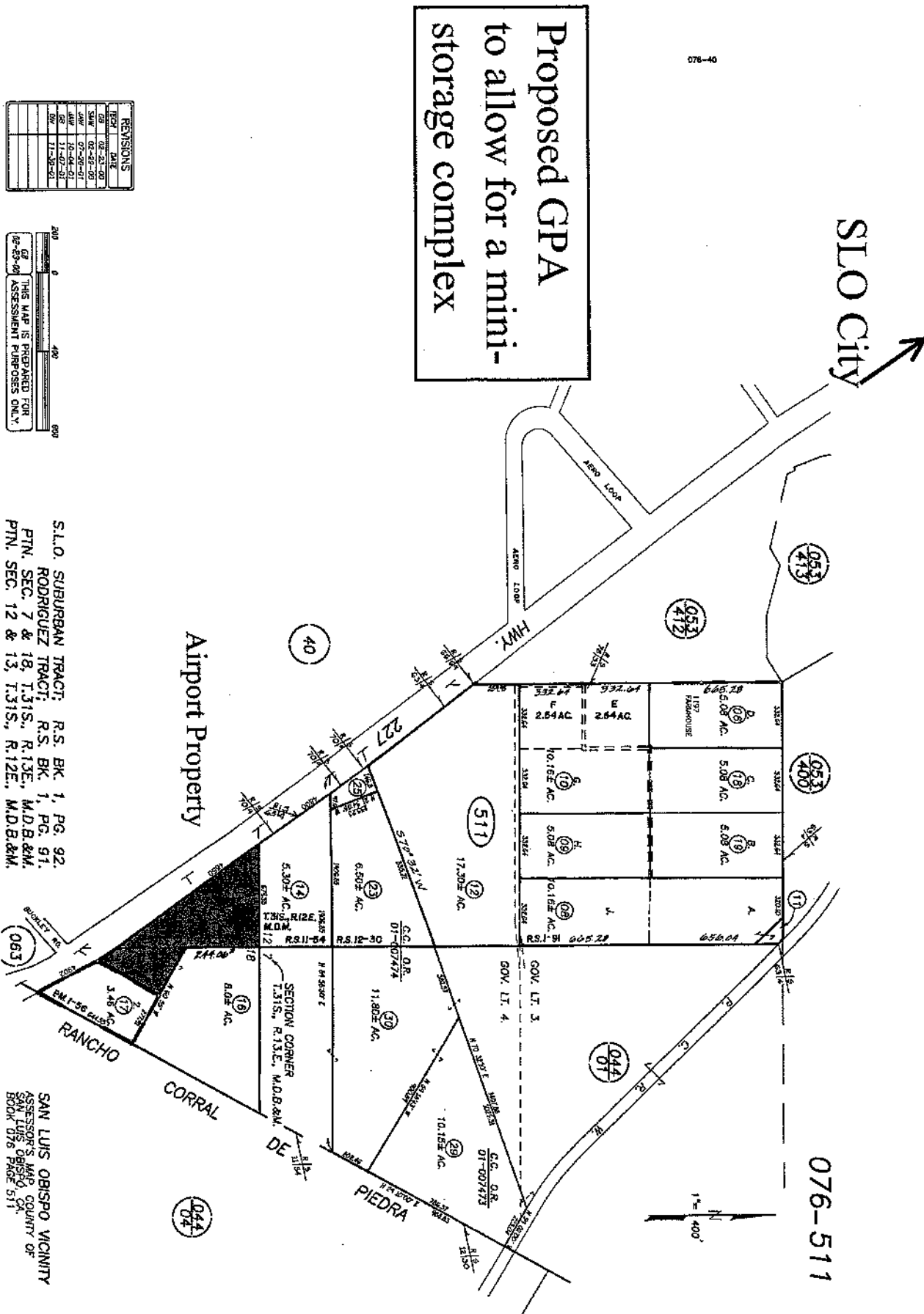
076-511

REVISIONS	
NO.	DATE
01	08-23-00
02	07-29-01
03	08-29-01
04	09-28-01
05	11-07-01
06	11-28-01

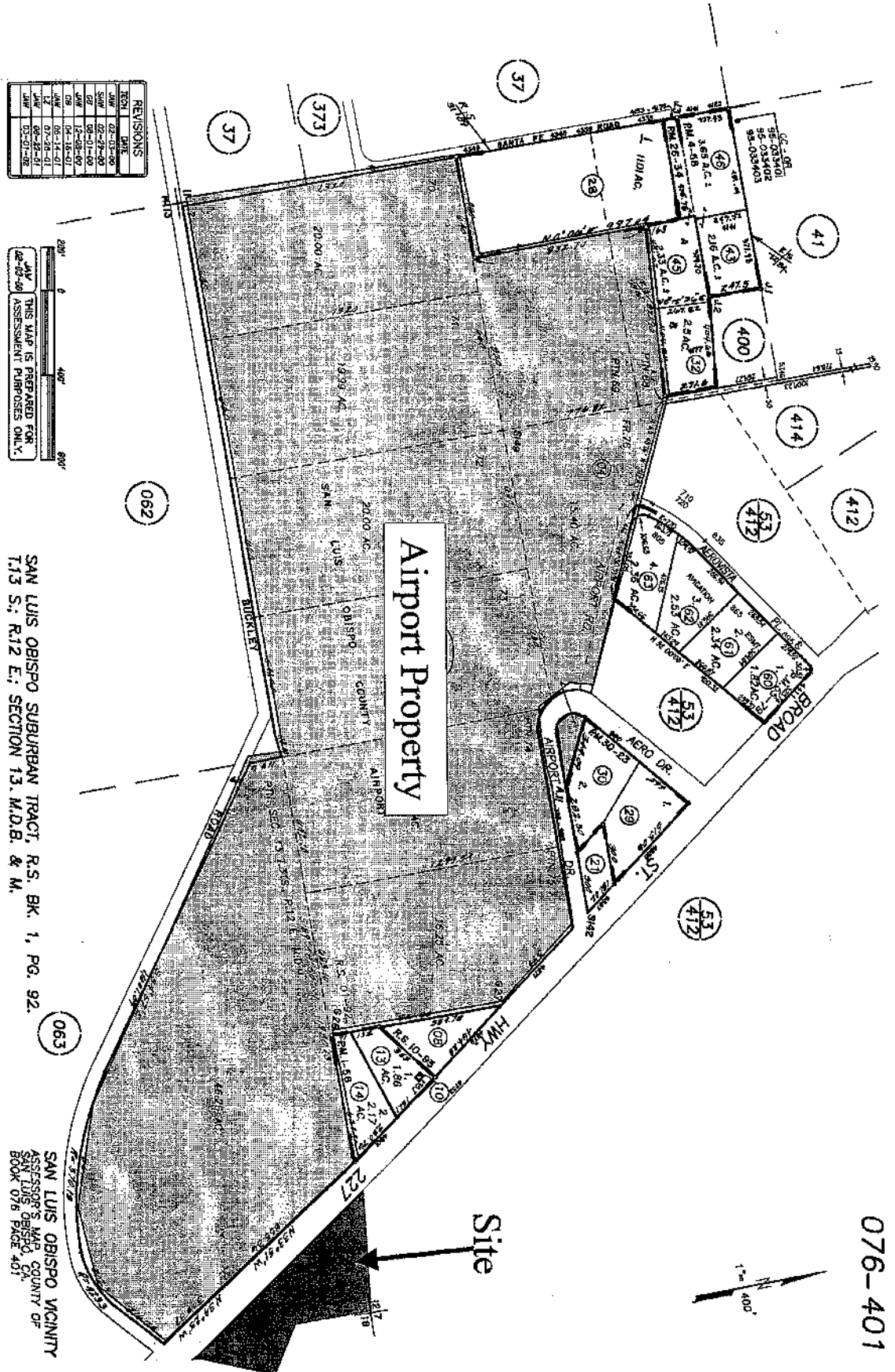
200 0 400 600  
THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

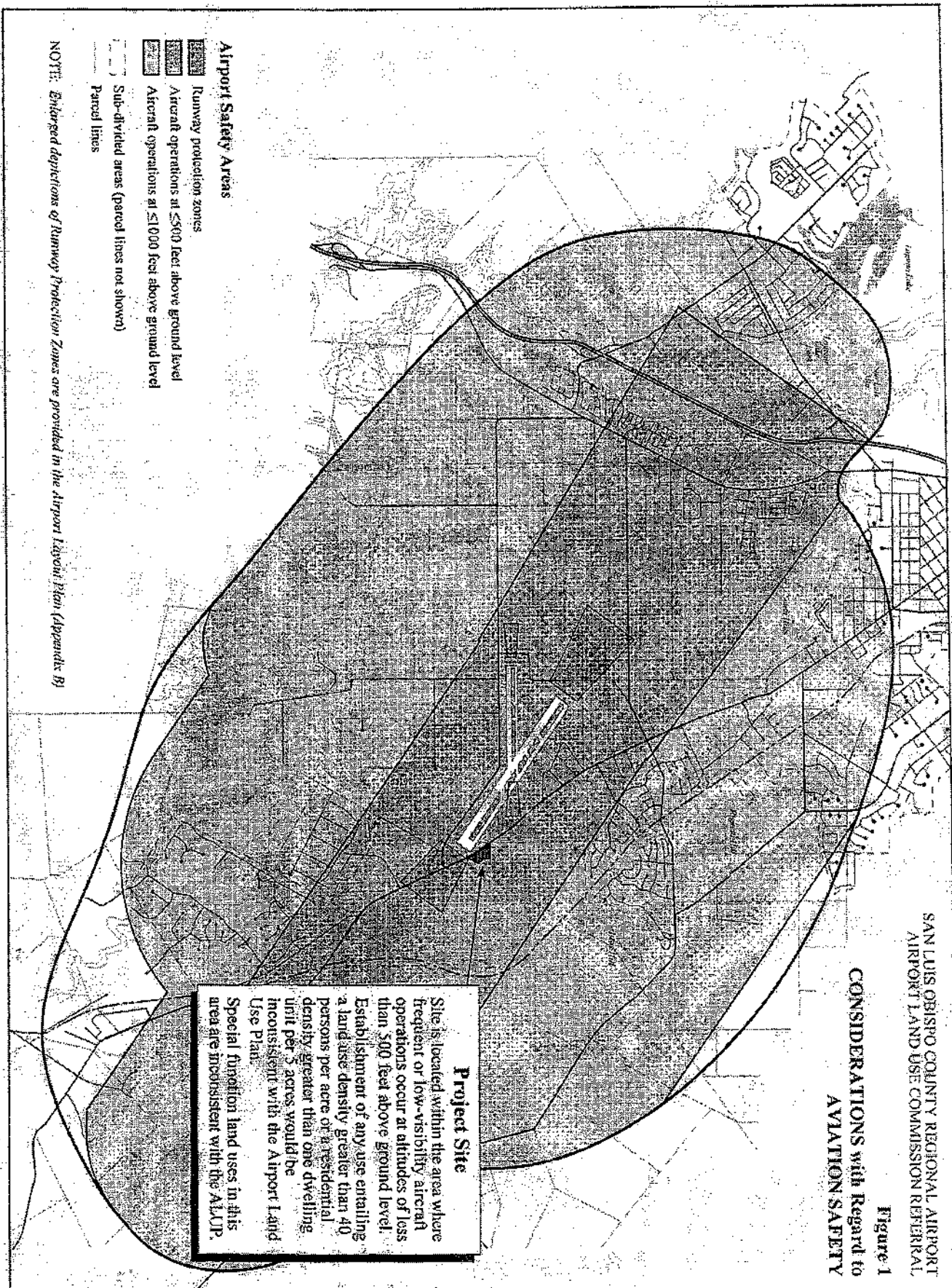
S.L.O. SUBURBAN TRACT: R.S. BK. 1, PG. 92.  
RODRIGUEZ TRACT: R.S. BK. 1, PG. 91.  
PTN. SEC. 7 & 18, T.31S., R.13E., M.D.B.&M.  
PTN. SEC. 12 & 13, T.31S., R.12E., M.D.B.&M.

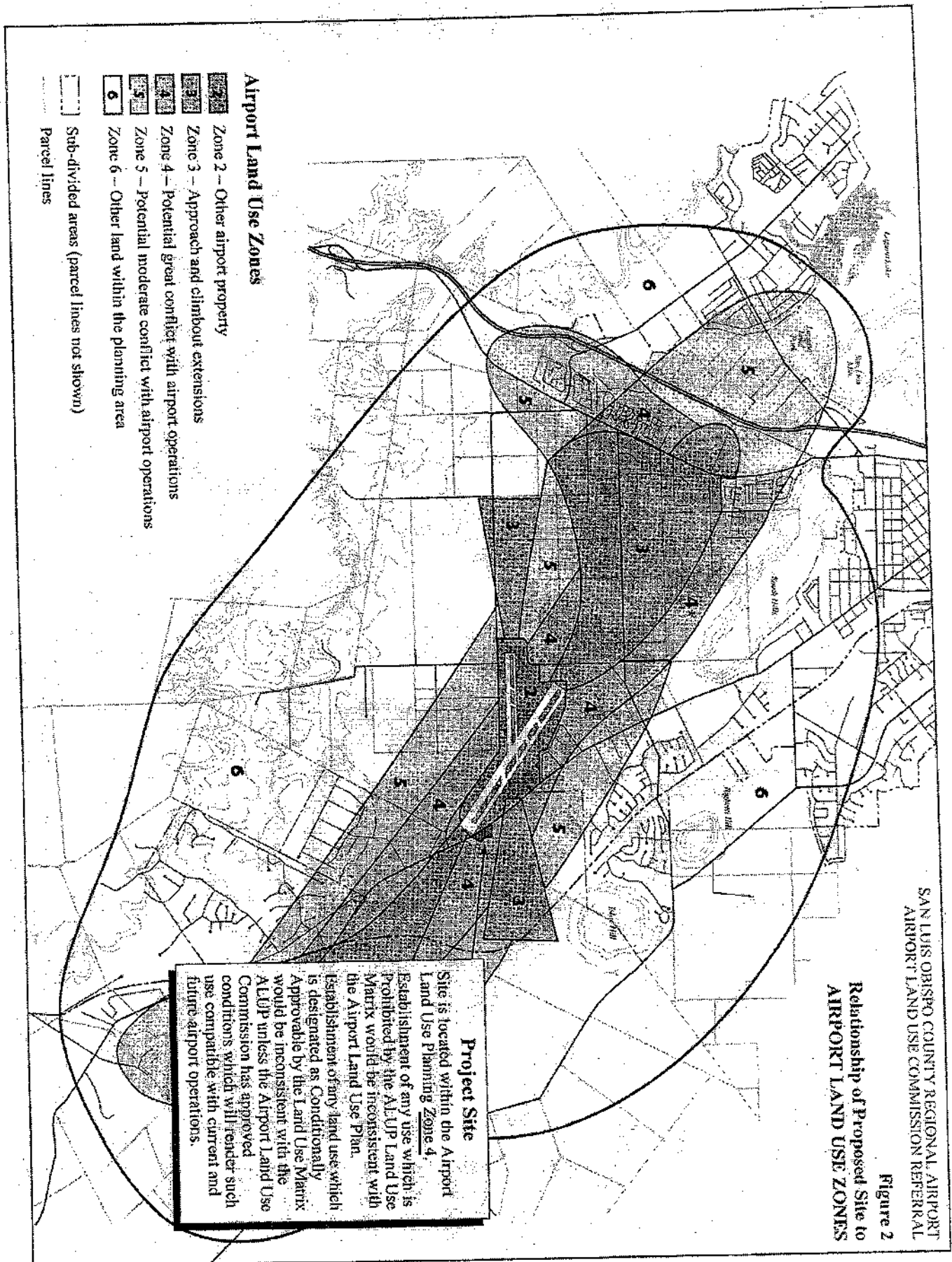
SAN LUIS OBISPO VICINITY  
ASSESSOR'S MAP COUNTY OF  
SAN LUIS OBISPO, CA  
BOOK 076 PAGE 511



1-58



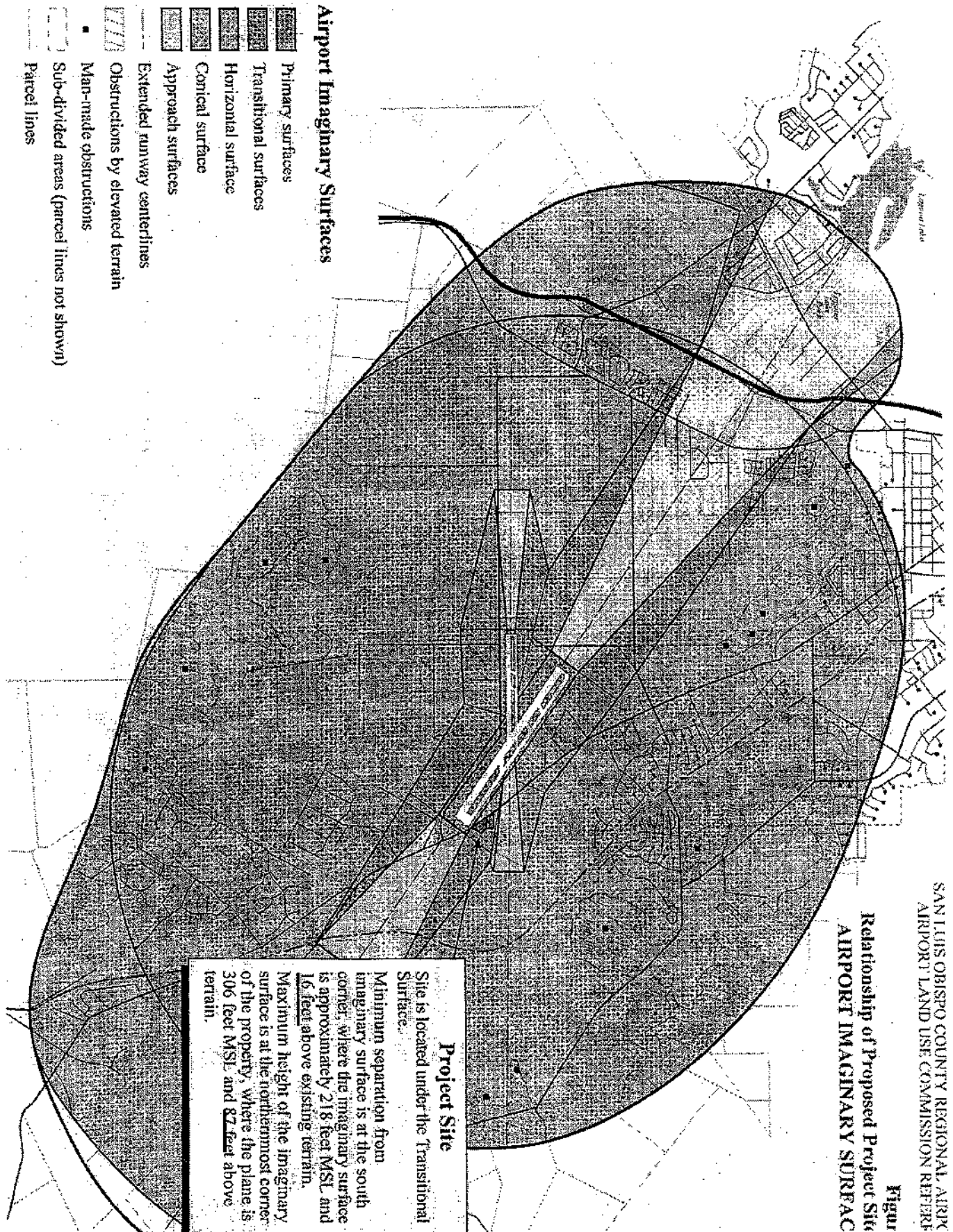




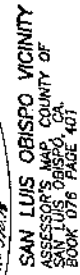




1-62



## Height Limitation Area Map



SAN LUIS OBISPO SUBURBAN TRACT, R.S. BK. 1, PG. 92.  
T.13 S.; R.12 E.; SECTION 13. M.D.B. & M.

REVISES		DATE
TECH		
AMT		02-03-00
AMTS		02-29-00
GD		08-01-00
AMT		12-09-00
GD		04-16-01
AMT		05-14-01
ZI		07-26-02
AMT		08-22-02
AMT		03-01-02

THIS MAP IS PREPARED FOR  
ASSESSMENT PURPOSES ONLY.

1-64

7



SAN LUIS OBISPO COUNTY  
DEPARTMENT OF PLANNING AND BUILDING

COPPER 5-05

VICTOR HOLANDA, AICP  
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

APR 20 2005

DATE:

4/18/05

TO:

City of SLO

FROM:

SOUTH CO. TEAM  
(Please direct response to the above)

ROMERO

DRC2004-00208

Project Name and Number

Development Review Section (Phone:

788-2009 )

\*OR ASK THE SWITCH-  
BOARD FOR THE PLANNING

PROJECT DESCRIPTION: Conditional Use Permit: mini storage  
bldg. (80,000 - 86,000 sf) Located on 5 acres in SLO off  
Broad St. APN: 076-511-015

Return this letter with your comments attached no later than:

5/2/05

## PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES  
☐ NO

## PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO  
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

## PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

Please provide TRAFFIC IMPACT STUDY,  
Building elevations, Landscape Plan &  
Description of screening (227 is a  
designated scenic corridor @ City's Entry.

4/25/05

Date

Jeff Hook

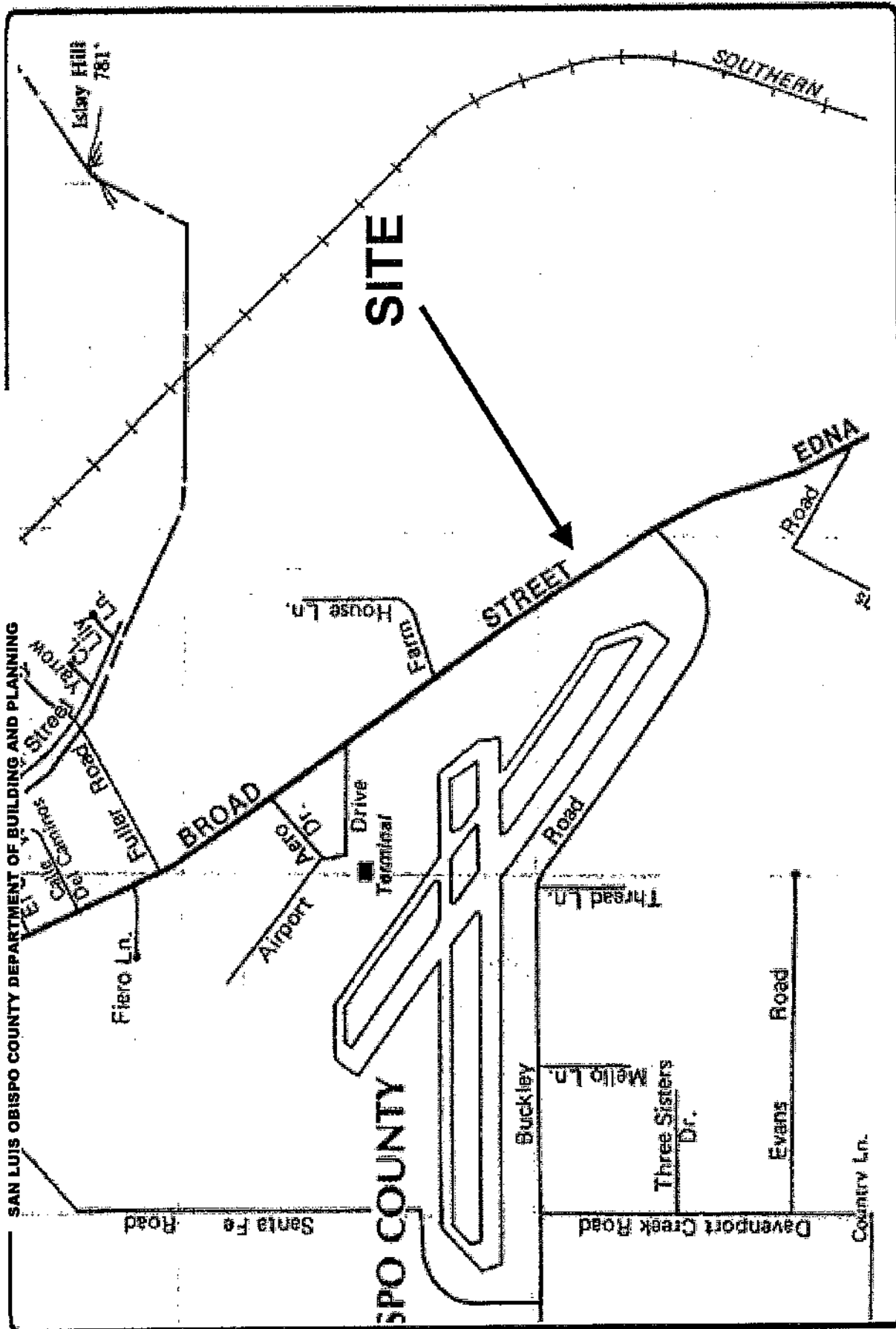
Name

781-7156

Phone



1-65



EXHIBIT

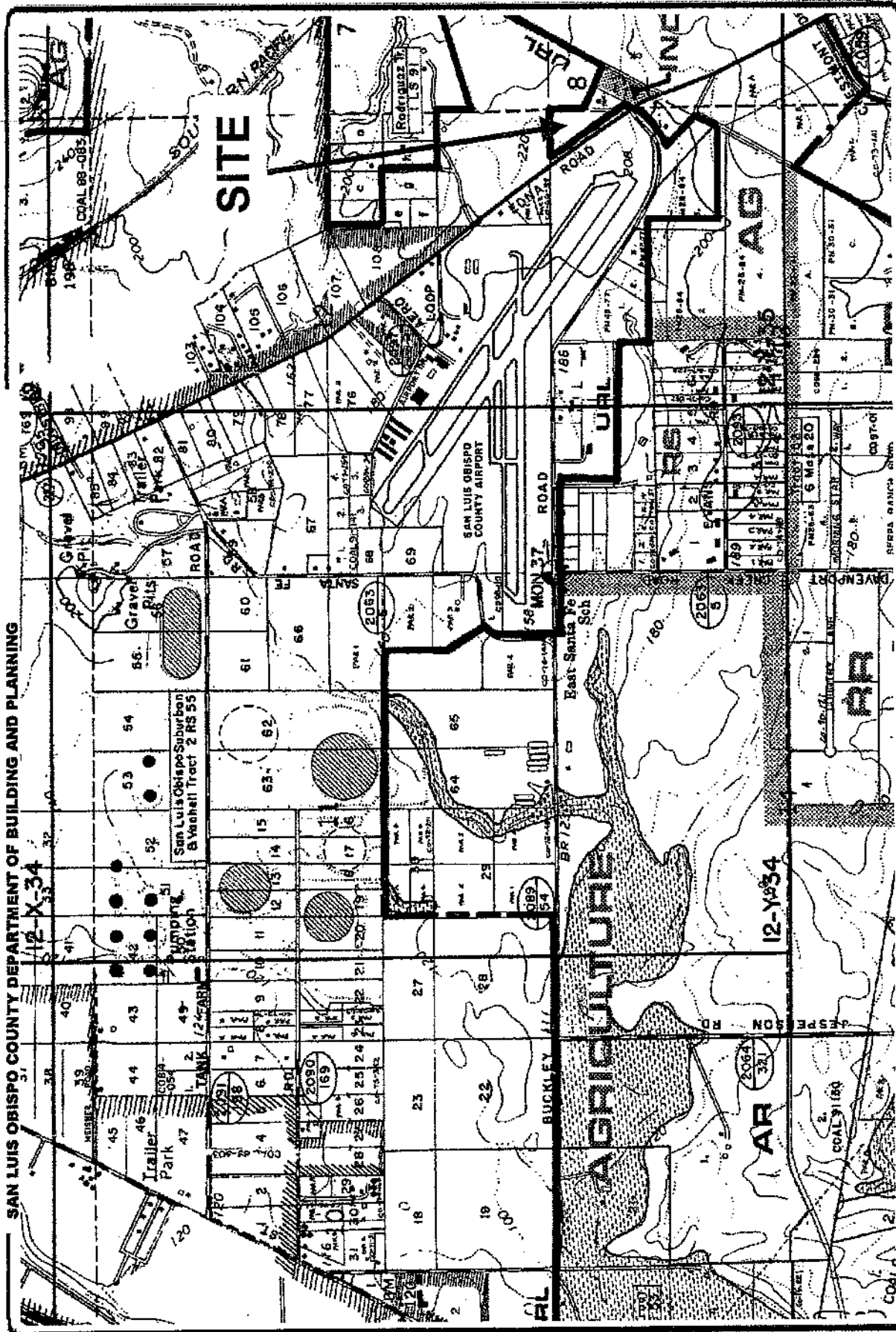
Vicinity Map



PROJECT

Conditional Use Permit  
Romero DRC2004-00208

1-66



EXHIBIT

Land Use Category Map



PROJECT

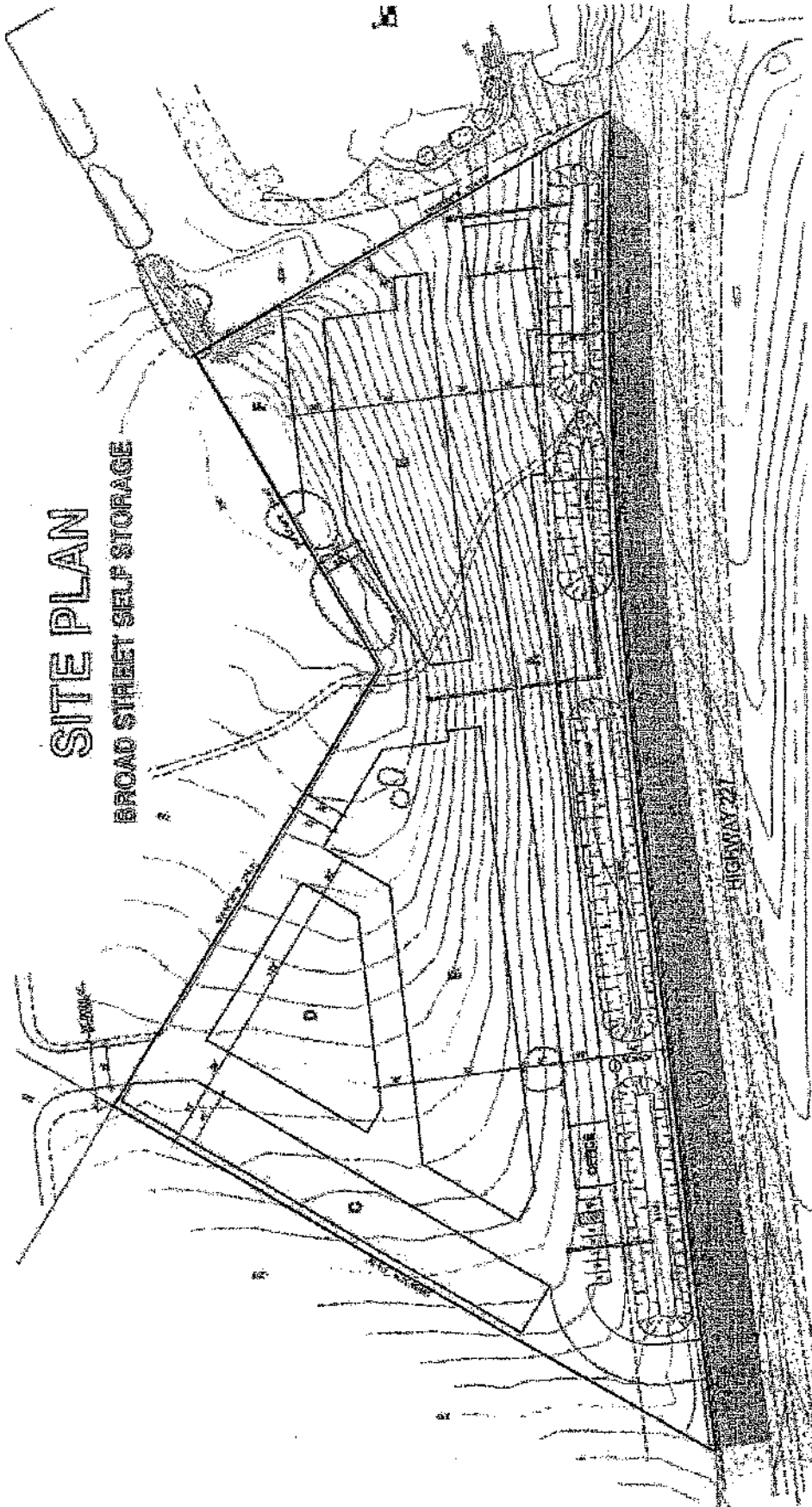
Conditional Use Permit  
Romero DRC2004-00208

1-67

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

# SITE PLAN

BROAD STREET SELF STORAGE



EXHIBIT

Site Plan



PROJECT

Conditional Use Permit  
Romero DRC2004-00208